



An
Bord
Pleanála

Board Direction
BD-019450-25
ABP-321233-24

The submissions on this file and the Inspector's report were considered at a Board meeting held on 10/04/2025.

The Board decided to grant permission generally in accordance with the Inspector's recommendation, for the following reasons and considerations, and subject to the following conditions.

Reasons and Considerations

Having regard to the location of the site on lands zoned for residential development in the Dublin City Development Plan 2022-2028, the development permitted under planning register reference number 3074/24, the amendments proposed under the current application, and the pattern of development in the vicinity, it is considered that, subject to compliance with the conditions set out below, the proposed development of the attic floor would improve the living standards of the occupants and would not seriously injure the residential amenities of the area, would be in accordance with Section 5.1 of Appendix 18 and the other relevant provisions of the Dublin City Development Plan 2022-2028, and would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

1. The proposed development shall be carried out and completed in accordance with the plans and particulars lodged with the application, except as may otherwise be required in order to comply with the following conditions. Where such conditions require details to be agreed with the planning authority, the developer shall agree such details in writing with the planning authority prior

to commencement of development and the proposed development shall be carried out and completed in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. Apart from any departures specifically authorised by this permission, the proposed development shall comply with the conditions of the parent permission (planning register reference number 3074/24), unless the conditions set out hereunder specify otherwise. This permission shall expire on the same date as the parent permission.

Reason: In the interest of clarity and to ensure that the overall development is carried out in accordance with the previous permission.

3. The external finishes of the proposed extension (including roof tiles/slates) shall harmonise with those of the existing dwelling in respect of colour and texture.

Reason: In the interest of visual amenity.

Board Member


Mick Long

Date: 14/04/2025